HOUSING MARKET INFORMATION

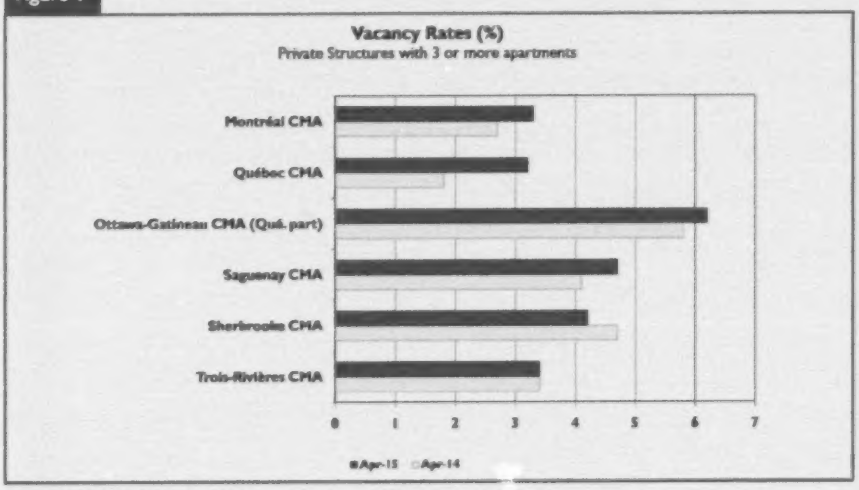
RENTAL MARKET REPORT

Québec Highlights*

CANADA MORTGAGE AND HOUSING CORPORATION

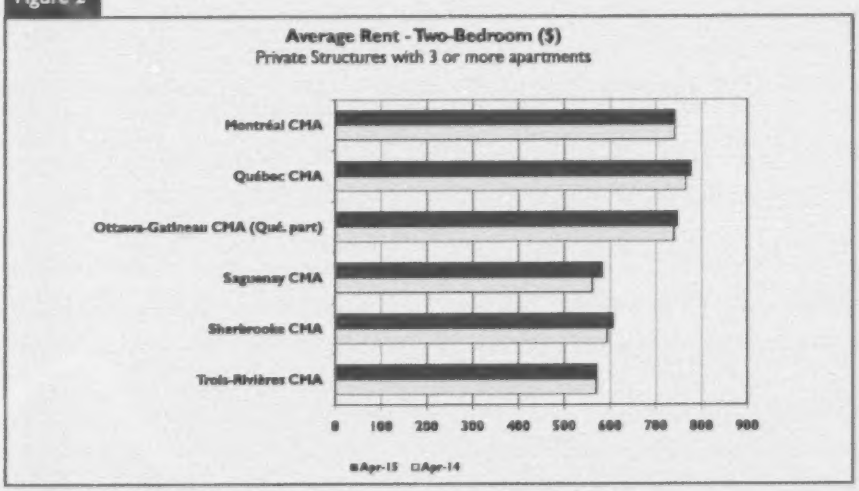
Date Released: Spring 2015

Figure 1



Source: CMHC Rental Market Survey

Figure 2



Source: CMHC Rental Market Survey

*Urban centres with a population of 10,000 + are included in the survey.

The vacancy rate rises in Quebec

- The average vacancy rate of privately initiated apartment structures with three units and over stood at 3.5 per cent in April in Quebec urban centers (10,000 or more).
- The variation (+0.6 point) of the nominal rate compared to the one recorded in spring 2014 was statistically significant.
- Among large urban centres, the Québec region (up 1.4 points) recorded the highest variation in the vacancy rate.
- The market was likely tighter in the two- and three-bedroom apartment segments.
- The average rent for two-bedroom apartments was $714. At the CMA level, the average rent was between $571 (Trois-Rivières) and $777 (Québec).

Canada

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The vacancy rate rises in Quebec

According to the Rental Market Survey conducted in the spring by Canada Mortgage and Housing Corporation (CMHC), the average vacancy rate of private buildings with three units and over stood at 3.5 per cent in April in urban centres (10,000 or more) of Quebec. The change in the nominal rate compared to that recorded in the spring of 2014 (+0.6 percentage point) was significant statistically.

This rise in the vacancy rate at the provincial level was attributable to changes in the Census Metropolitan Areas (CMA) of Montreal and of Québec – which make up nearly 80 per cent of the rental housing stock of Quebec. That said, the Québec region was the only one among CMAs to have recorded a statistically significant variation (+1.4 per cent). With respect to other urban areas, the survey reported an increased rate in agglomerations with 10,000 to 49,999 inhabitants and stability in agglomerations with 50,000 to 99,999 inhabitants (see table).

As for the picture of the market by unit size, whereas the results do not show statistically significant differences, they would suggest that the market was slightly tighter in the case of two- and three-bedroom apartments. The vacancy rate for three-bedroom apartments was estimated at 2.9 per cent whereas that of bachelor units is 4.2 per cent. That said, given the statistical reliability at the regional level, it is not possible to say that the provincial result was widespread.

According to the survey, the average rent for two bedroom apartments was $714. At the CMA level, it ranges between $571 (Trois-Rivières) and $777 (Québec). In other urban areas, it was situated around the lower part of this range. As for rents by unit size, the picture was congruent with apartment size and its relative scarcity. The survey often showed that the average rent climbed about $100 with the addition of a bedroom. The estimated change in the average rent for the entire province stood at 1.7 per cent in April 2015.

The rise of the Quebec vacancy rate in the spring of 2015 occurred in the context where supply is increasing and where demand is passing through a phase of decrease. On the supply side, the stock of apartments (purpose built rental or condominium) has been indeed on the rise, while demand has been weaker as a result of less robust labour markets and decreasing net migration.

Caution: Because the period during which the spring survey is held coincides with that during which owners and tenants are negotiating the terms of the lease renewal, the results of this survey must be interpreted with caution. Even when comparing the spring results with those of the same period a year earlier, statistically significant variations may not be related to changes in market conditions.

Montréal CMA

In the Montréal region, the vacancy rate went from 2.7 per cent in April 2014 to 3.3 per cent in April 2015. This variation was not statistically significant.

The vacancy rate went up for one-bedroom apartments, from 2.7 to 4.2 per cent, and remained stable for the other apartment categories.

The decrease in net migration and the greater competition coming from the secondary (condominium) market restricted, to a certain degree, demand for purpose built rental apartments.

The average rent for a two-bedroom apartment was estimated at $742. The estimated change in the average rent was 1.8 per cent.

Québec CMA

The rental market eased in the Québec CMA: the vacancy rate went up from 1.8 per cent to 3.2 per cent between April 2014 and 2015.

This increase of the share of vacant apartments was mostly observed in the two-bedroom apartment category, where the rate went from 1.6 per cent to 3.4 per cent between the two last surveys.

The easing of the market is explained by a relatively unchanged demand and the greater arrival of new rental units than a year ago.

As well, the average rent for a two-bedroom apartment was $777 last April, making it the highest average rent among the provinces large urban centres. The estimated change in the average rent was 1.7 per cent.

Gatineau CMA

The vacancy rate in the Quebec part of the Ottawa-Gatineau CMA came in at 6.2 per cent this spring, compared to 5.8 per cent at the same time last year. The regions rental market was thus the most relaxed of the provinces CMAs. Moreover, this result applied to all apartment categories.

This result reflects relatively weak rental demand and stable supply. In fact, in the region, the increased competition coming from the secondary (condominium) market continues to reduce demand in the purpose built market.

The average rent for a two bedroom apartment was estimated at $747, a comparable level to that of the Montréal CMA.

Sherbrooke CMA

The vacancy rate remained stable in the Sherbrooke CMA (4.2 per cent). Moreover, no significant variations were observed in any market segment.

Despite a decline in recently completed rental units, demand was likely weakened by the move toward ownership, as evidenced by the rebound in activity on the resale market.

The average rent for a two-bedroom apartment in the CMA was $607. According to the survey, the estimated change in the average rent was 1.8 per cent.

Trois-Rivières CMA

In the Trois-Rivières CMA, the market situation remained stable. The vacancy rate was estimated at 3.4 per cent in April 2015.

The rise in demand, generated by a slight growth in employment, cancelled out a proportional increase in supply.

The average rent for a two-bedroom apartment was $571 according to the April CMHC survey. Between April 2014 and April 2015, the estimated change in the average rent was 1.3 per cent.

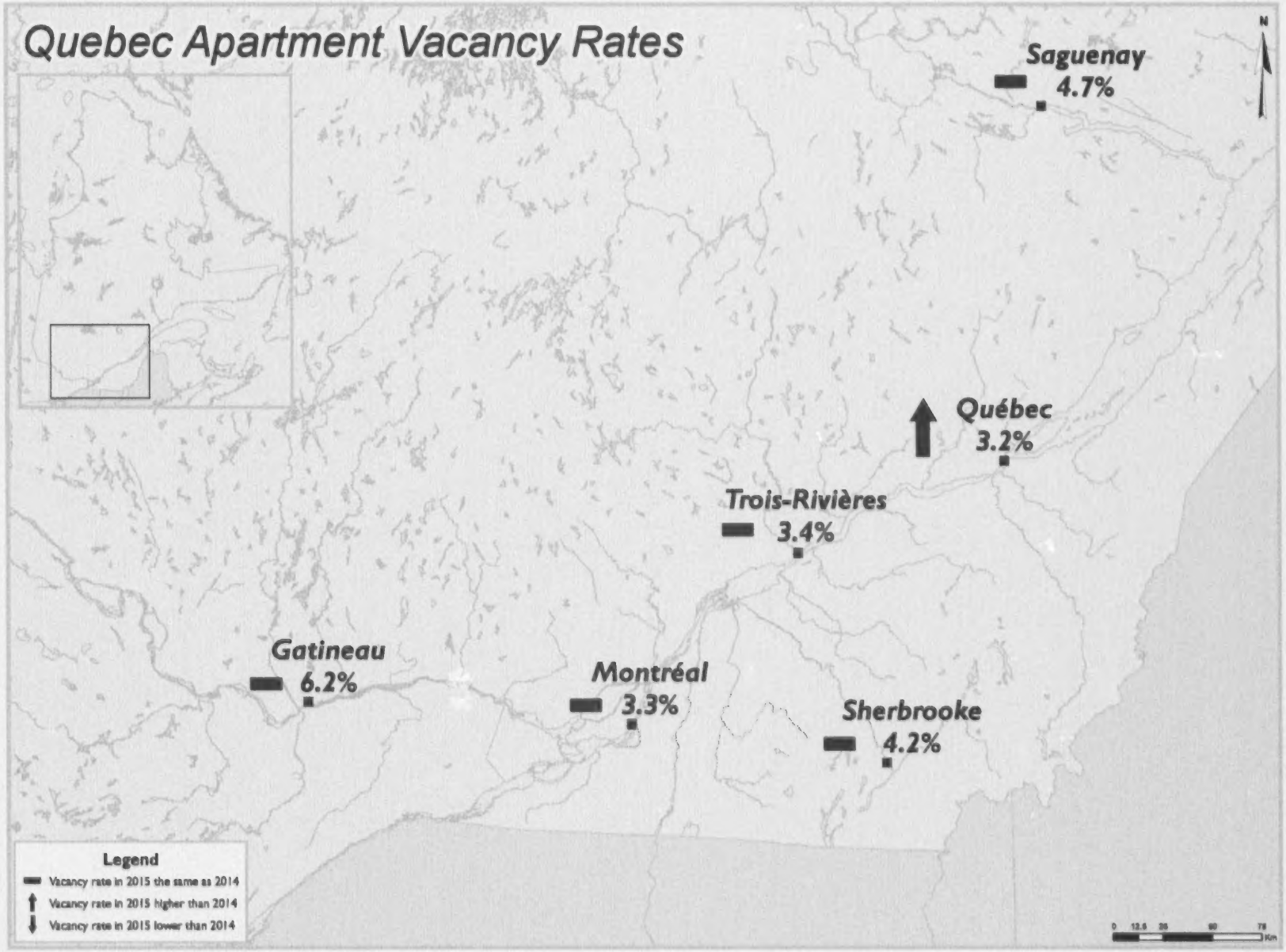
Saguenay CMA

In the Saguenay CMA, the vacancy rate came in at 4.7 per cent in April. The variation (+0.6 point) of the nominal rate, when compared to that recorded in the spring of 2014 was not statistically significant.

The market remained less tight in the smaller apartment segments.

The stability of the vacancy rate stems from unchanged supply and demand. On the supply side, few apartments were newly completed. With regard to demand, the decrease in the move towards ownership somewhat compensated a decline in the population aged 15 to 24 years.

The average rent for a two-bedroom apartment was estimated at $583. The estimated change in average rent was 1.4 per cent.


Quebec Apartment Vacancy Rates
Saguenay
4.7%
Québec
3.2%
Trois-Rivières
3.4%
Gatineau
6.2%
Montréal
3.3%
Sherbrooke
4.2%
Legend
Vacancy rate in 2015 the same as 2014
Vacancy rate in 2015 higher than 2014
Vacancy rate in 2015 lower than 2014

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1.1.1_1 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Ottawa-Gatineau CMA (Qué. part)	**	4.9	5.4	6.0	6.4	6.4	4.0	5.8	5.8	6.2
Montréal CMA	3.4	3.7	2.7	4.2	2.8	2.8	2.1	2.2	2.7	3.3
Québec CMA	3.7	4.7	2.0	2.8	1.6	3.4	1.5	2.5	1.8	3.2
Saguenay CMA	**	**	5.7	7.2	3.0	3.5	3.9	3.7	4.1	4.7
Sherbrooke CMA	5.9	5.0	4.4	3.4	5.0	4.1	4.0	5.3	4.7	4.2
Trois-Rivières CMA	**	**	4.8	4.3	2.5	2.6	2.9	3.8	3.4	3.4
Québec CMAs	**3.7**	**3.9**	**2.9**	**4.1**	**2.9**	**3.1**	**2.3**	**2.8**	**2.9**	**3.4**
Québec CA 50,000-99,999	**7.9**	**	**4.3**	**4.6**	**3.2**	**2.6**	**2.4**	**3.8**	**3.5**	**3.6**
Québec CA 10,000-49,999	**6.1**	**7.2**	**4.8**	**5.6**	**3.0**	**3.3**	**2.6**	**3.5**	**3.5**	**4.1**
Québec 10,000+	**3.9**	**4.2**	**3.0**	**4.2**	**2.9**	**3.1**	**2.3**	**2.9**	**2.9**	**3.5**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_1 Private Apartment Average Rents ($) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Ottawa-Gatineau CMA (Qué. part)	588	565	635	644	740	747	848	846	722	728
Montréal CMA	569	546	654	660	742	742	917	920	721	708
Québec CMA	523	544	640	660	766	777	891	923	735	747
Saguenay CMA	406	395	449	460	562	583	610	626	537	554
Sherbrooke CMA	399	411	482	487	594	607	725	719	578	591
Trois-Rivières CMA	363	384	454	447	571	571	616	618	542	541
Québec CMAs	**555**	**540**	**636**	**646**	**729**	**732**	**878**	**872**	**707**	**700**
Québec CA 50,000-99,999	**412**	**434**	**495**	**496**	**583**	**592**	**643**	**654**	**565**	**574**
Québec CA 10,000-49,999	**386**	**393**	**452**	**459**	**561**	**571**	**613**	**631**	**535**	**546**
Québec 10,000+	**544**	**532**	**621**	**631**	**709**	**714**	**841**	**829**	**689**	**684**

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1.1.3_1 Number of Private Apartment Units in the Universe by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Ottawa-Gatineau CMA (Qué. part)	885	843	5,141	5,046	11,557	11,441	2,839	2,833	20,422	20,163
Montréal CMA	45,702	46,150	137,886	141,412	278,093	286,744	61,906	64,211	523,587	538,517
Québec CMA	4,524	4,771	21,077	21,879	43,951	44,710	10,724	10,971	80,276	82,331
Saguenay CMA	318	349	2,651	2,723	10,000	9,876	1,835	1,908	14,804	14,856
Sherbrooke CMA	2,240	2,290	7,450	7,537	17,492	17,800	6,160	6,360	33,342	33,987
Trois-Rivières CMA	659	665	4,464	4,536	8,332	8,542	3,875	3,991	17,330	17,734
Québec CMAs	**54,328**	**55,068**	**178,669**	**183,133**	**369,425**	**379,113**	**87,339**	**90,274**	**689,761**	**707,588**
Québec CA 50,000-99,999	**2,306**	**2,328**	**9,239**	**9,349**	**20,976**	**21,374**	**8,518**	**8,706**	**41,039**	**41,757**
Québec CA 10,000-49,999	**2,561**	**2,472**	**10,701**	**10,837**	**24,917**	**25,640**	**7,780**	**7,939**	**45,959**	**46,888**
Québec 10,000+	**59,195**	**59,868**	**198,609**	**203,319**	**415,318**	**426,127**	**103,637**	**106,919**	**776,759**	**796,233**

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_1 Private Apartment Availability Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Ottawa-Gatineau CMA (Qué. part)	8.5 c	7.4 c	7.7 c	7.9 c	8.5 c	7.4 c	5.0 c	6.4 c	7.8 c	7.4 c
Montréal CMA	5.9 c	6.4 c	5.6 c	6.7 c	5.3 c	5.7 c	3.6 c	3.8 c	5.2 c	5.9 c
Québec CMA	9.3 c	14.0 c	7.6 c	8.9 c	7.5 c	8.7 c	6.6 c	8.6 c	7.5 c	9.1 c
Saguenay CMA	**	**	8.4 c	10.2 c	5.0 c	6.5 c	5.6 c	**	6.2 c	7.8 c
Sherbrooke CMA	8.9 c	**	8.6 c	9.0 c	8.9 c	8.4 c	6.2 c	8.8 c	8.3 c	8.8 c
Trois-Rivières CMA	**	**	9.7 c	10.1 c	7.7 c	7.6 c	7.8 c	7.4 c	8.4 c	8.2 c
Québec CMAs	**6.5 c**	**7.3 c**	**6.2 c**	**7.1 c**	**5.9 c**	**6.4 c**	**4.4 c**	**5.4 c**	**5.8 c**	**6.6 c**
Québec CA 50,000-99,999	**13.2 c**	**10.8 c**	**7.5 c**	**7.6 c**	**6.0 c**	**6.0 c**	**5.7 c**	**7.6 c**	**6.7 c**	**7.0 c**
Québec CA 10,000-49,999	**7.3 c**	**9.0 c**	**7.6 c**	**8.5 c**	**6.0 c**	**6.5 c**	**5.6 c**	**6.8 c**	**6.4 c**	**7.2 c**
Québec 10,000+	**6.7 c**	**7.4 c**	**6.3 c**	**7.2 c**	**5.9 c**	**6.3 c**	**4.5 c**	**5.7 c**	**5.9 c**	**6.6 c**

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_1 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15
Ottawa-Gatineau CMA (Qué. part)	**	++	++	++	++	++	**	++	++	++
Montréal CMA	3.4 c	1.6 c	2.5 b	1.9 b	2.3 c	2.0 c	**	1.8 c	2.6 b	1.8 b
Québec CMA	++	++	1.6 c	1.7 c	1.5 c	1.9 b	2.6 c	2.0 c	1.6 c	1.7 c
Saguenay CMA	++	++	**	**	2.2 c	++	3.8 c	**	2.0 c	1.4 c
Sherbrooke CMA	**	**	2.7 c	++	2.5 c	2.2 b	0.8 a	2.3 b	1.9 c	1.8 b
Trois-Rivières CMA	++	**	1.8 c	++	1.5 c	1.4 c	0.9 a	2.0 c	1.3 a	1.3 a
Québec CMAs	**3.1 d**	**1.6 c**	**2.3 b**	**1.7 b**	**2.1 c**	**1.9 b**	**2.2 c**	**1.8 b**	**2.3 b**	**1.7 b**
Québec CA 50,000-99,999	**2.6 c**	**++**	**3.3 d**	**++**	**2.9 b**	**1.7 a**	**2.5 b**	**1.4 a**	**2.5 b**	**1.3 a**
Québec CA 10,000-49,999	**3.8 c**	**2.3 c**	**2.4 a**	**1.5 a**	**1.9 a**	**1.7 a**	**1.7 a**	**2.1 a**	**1.8 a**	**1.7 a**
Québec 10,000+	**3.1 d**	**1.6 c**	**2.3 b**	**1.7 b**	**2.2 b**	**1.9 b**	**2.2 c**	**1.8 b**	**2.3 b**	**1.7 b**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_2 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Abitibi-Témiscamingue										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Amos CA	0.0 c	**	5.2 c	2.1 c	2.5 b	1.4 a	0.9 a	0.0 c	2.7 b	1.6 a
Rouyn-Noranda CA	2.3 c	4.0 c	1.2 c	1.7 c	1.3 a	3.1 b	0.2 a	0.8 a	1.2 a	2.5 a
Val D'Or CA	2.6 b	3.4 c	0.8 a	2.7 c	0.2 a	0.9 a	0.3 a	0.2 a	0.6 a	1.3 a

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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.2_2 Private Apartment Average Rents ($) by Bedroom Type Québec – Abitibi-Témiscamingue										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Amos CA	389 a	424 a	420 a	455 a	553 a	568 a	606 a	665 a	533 a	559 a
Rouyn-Noranda CA	395 a	401 a	460 a	464 a	572 a	582 a	658 a	675 a	538 a	545 a
Val D'Or CA	384 a	418 a	462 a	472 a	540 a	581 a	614 a	648 a	526 a	558 a

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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.3_2 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Amos CA	29	34	238	228	489	499	220	239	976	1,000
Rouyn-Noranda CA	298	307	731	721	1,415	1,388	410	412	2,854	2,828
Val D'Or CA	245	220	530	521	976	1,009	616	629	2,367	2,379

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_2 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Amos CA	0.0 c	**	6.7 c	2.6 c ↓	3.2 c	1.9 b	1.4 a	0.6 b	3.5 b	2.2 b
Rouyn-Noranda CA	2.3 c	4.0 c	1.5 c	1.9 b	1.4 a	3.5 c	0.5 a	0.8 a	1.4 a	2.8 a ↑
Val D'Or CA	3.4 c	5.3 b ↑	3.1 b	4.4 b	0.8 a	2.6 a	0.7 a	0.6 a	1.6 a	2.7 a ↑

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15
Amos CA	**	++	4.9 c	3.0 c	5.1 b	2.7 b	6.2 c	2.8 c	4.9 b	3.2 c
Rouyn-Noranda CA	2.5 c	3.2 c	2.4 c	0.5 b	3.9 b	2.1 a	2.1 c	2.7 b	2.8 a	1.8 a
Val D'Or CA	4.8 c	5.7 b	**	4.3 c	2.4 b	4.8 c	3.8 c	5.6 b	3.4 c	4.6 b

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_3 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Centre du Québec et Estrie										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Drummondville CA	**	**	3.5	5.4	2.0	2.5	1.9	3.3	3.0	3.5
Victoriaville CA	3.3	**	4.0	9.6	2.5	3.7	3.6	**	3.1	6.2

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_3 Private Apartment Average Rents ($) by Bedroom Type Québec – Centre du Québec et Estrie										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Drummondville CA	397	**	488	498	558	559	604	634	539	558
Victoriaville CA	336	350	416	415	513	521	592	602	502	508

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_3 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Drummondville CA	606	642	1,988	1,991	3,668	3,761	2,208	2,287	8,470	8,681
Victoriaville CA	282	291	800	810	2,003	2,033	1,043	1,077	4,128	4,211

** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_3 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Drummondville CA	**	**	5.4	**	3.8	5.1	4.6	6.2	5.1	5.9
Victoriaville CA	**	**	**	10.8	7.6	7.6	10.2	**	8.4	9.0

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_3 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15
Drummondville CA	++	++	++	++	2.9	**	1.4	2.6	2.2	1.6
Victoriaville CA	**	++	2.5	++	++	++	++	++	1.0	++

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_4 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Chaudière-Appalaches										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Montmagny V	3.3 c	10.0 c	0.8 c	5.5 b	2.0 c	1.7 b	**	0.0 c	1.8 c	2.8 c
St. Georges CA	**	7.1 c	4.0 c	3.1 c	1.9 c	1.8 c	2.1 c	2.1 c	3.1 c	2.3 c
Sainte-Marie V	**	**	3.6 c	2.6 c	2.1 c	1.0 c	0.7 c	3.1 c	2.4 c	1.7 c
Thetford Mines CA	16.9 c	**	9.1 c	9.0 c	5.8 b	4.8 b	4.3 c	2.6 c	7.2 c	5.8 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease
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1.1.2_4 Private Apartment Average Rents ($) by Bedroom Type Québec – Chaudière-Appalaches										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Montmagny V	367 c	374 c	440 c	443 c	529 c	536 c	554 c	563 c	501 c	506 c
St. Georges CA	330 c	336 c	392 c	400 c	495 c	503 c	497 c	503 c	468 c	477 c
Sainte-Marie V	330 c	339 c	414 c	422 c	552 c	562 c	595 c	618 c	526 c	538 c
Thetford Mines CA	394 c	308 c	380 c	368 c	426 c	464 c	459 c	500 c	416 c	437 c

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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1.1.3_4 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Montmagny V	31	30	131	131	409	410	58	58	629	629
St. Georges CA	60	62	480	476	1,375	1,403	211	201	2,126	2,142
Sainte-Marie V	46	51	192	178	641	653	144	148	1,023	1,030
Thetford Mines CA	67	66	351	348	568	582	201	205	1,187	1,201

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_4 Private Apartment Avaliability Rates (%) by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Montmagny V	3.3 c	10.0 d	3.9 b	5.5 c	3.1 c	1.7 c	5.8 c	1.9 c	3.5 b	3.0 c
St. Georges CA	**	8.9 c	9.4 c	5.4 c	4.8 c	4.8 c	6.2 c	4.2 c	6.6 c	5.0 c
Sainte-Marie V	**	**	5.4 c	3.3 c	3.7 c	2.1 c	2.8 c	3.1 c	4.0 c	2.6 c
Thetford Mines CA	18.5 c	**	16.3 c	19.1 c	9.4 c	14.3 c	9.1 c	16.1 c	12.0 c	16.3 c

The following letter codes are used to indicate the reliability of the estimates:
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1.1.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15
Montmagny V	1.7 c	1.3 c	2.2 c	1.0 c	1.7 c	1.9 c	3.0 c	++	1.6 c	1.8 c
St. Georges CA	**	++	1.4 c	**	1.2 c	2.0 c	++	3.0 c	1.0 c	1.6 c
Sainte-Marie V	++	**	3.8 c	1.5 c	1.4 c	1.5 c	++	2.2 c	1.8 c	1.5 c
Thetford Mines CA	1.9 c	++	1.3 c	1.0 c	1.6 c	0.6 c	1.2 c	2.9 c	1.5 c	1.1 c

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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1.1.1_5 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Baie-Comeau CA	3.8	6.2	2.4	4.6	2.9	4.4	3.4	**	2.9	4.9
Sept Îles CA	0.0	5.1	2.1	5.7	1.0	1.8	0.3	2.2	1.1	3.2

The following letter codes are used to indicate the reliability of the estimates:
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1.1.2_5 Private Apartment Average Rents ($) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Baie-Comeau CA	370	391	484	493	597	601	648	664	562	566
Sept Îles CA	451	470	548	560	668	673	692	716	622	635

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.3_5 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Baie-Comeau CA	69	69	458	477	611	619	246	249	1,384	1,414
Sept Îles CA	209	208	709	708	1,051	1,042	466	470	2,435	2,428

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1.1.4_5 Private Apartment Availability Rates (%) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Baie-Comeau CA	**	6.2 c	6.3 b	8.9 b	10.9 c	11.2 c	10.0 c	11.0 c	9.1 b	10.2 c
Sept Îles CA	0.0 a	5.1 c	2.1 c	6.6 c	1.0 b	2.1 b	0.3 b	2.4 c	1.1 b	3.6 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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1.1.5_5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15
Baie-Comeau CA	++	4.1	++	2.3	++	1.5	++	2.5	++	1.7
Sept Îles CA	12.2	3.7	4.3	3.5	4.9	2.4	4.4	2.5	4.3	2.6

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.1_6 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Gaspé V	0.0	**	7.6	8.7	3.4	4.9	8.6	3.6	5.5	6.0
Les Îles-de-la-Madeleine MÉ	**	**	9.8	8.1	9.7	8.7	0.0	0.0	9.6	7.9
Matane CA	6.3	12.4	3.9	7.0	5.9	4.1	1.7	1.3	4.7	5.7
Rimouski CA	6.5	4.6	3.4	3.0	4.1	3.3	1.2	3.9	3.8	3.4
Rivière-du-Loup CA	9.5	**	8.1	8.8	3.7	3.3	3.7	4.0	5.0	4.6

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_6 Private Apartment Average Rents ($) by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Gaspé V	391	387	470	467	553	578	597	631	528	543
Les Îles-de-la-Madeleine MÉ	**	**	553	542	605	610	732	760	590	587
Matane CA	390	377	452	455	544	550	582	631	503	505
Rimouski CA	447	446	520	525	654	658	709	717	599	601
Rivière-du-Loup CA	342	356	433	435	570	580	611	621	531	546

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_6 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Gaspé V	33	33	193	192	278	281	118	118	622	624
Les Îles-de-la-Madeleine MÉ	2	2	113	111	152	149	12	12	279	274
Matane CA	140	153	475	470	621	620	190	198	1,426	1,441
Rimouski CA	593	577	1,429	1,451	2,358	2,357	682	692	5,062	5,077
Rivière-du-Loup CA	245	159	520	523	1,676	1,683	364	366	2,805	2,731

** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_6 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Gaspé V	0.0 c	**	7.6 c	8.7 c	3.4 c	5.3 c	8.6 c	3.6 c	5.5 c	6.2 c
Les Îles-de-la-Madeleine MÉ	**	**	10.8 c	8.1 c	9.7 c	9.5 c	0.0 a	0.0 a	10.0 c	8.4 c
Matane CA	6.3 c	**	4.8 c	9.3 c	6.6 c	5.3 b	1.7 b	1.3 b	5.3 c	7.5 c
Rimouski CA	14.8 c	5.1 c	8.3 c	3.9 c	8.7 c	4.4 b	5.9 c	4.4 c	8.9 c	4.3 b
Rivière-du-Loup CA	9.9 c	**	11.0 c	12.0 c	6.8 c	5.5 c	6.4 b	5.2 c	7.8 c	6.8 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.5_6 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15
Gaspé V	1.8 c	**	2.2 b	++	++	2.2 b	1.6 b	0.8 c	1.1 b	1.0 b
Les Îles-de-la-Madeleine MÉ	**	**	++	1.3 c	++	**	**	7.3 c	++	1.5 c
Matane CA	2.0 c	++	1.6 b	2.2 b	2.1 b	2.1 b	2.7 b	**	2.0 b	1.5 b
Rimouski CA	3.8 c	++	1.0 c	++	++	0.9 c	1.6 c	**	1.0 c	++
Rivière-du-Loup CA	++	2.4 c	0.7 b	2.0 b	1.0 b	1.7 b	0.5 b	2.3 c	0.8 b	1.9 b

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_7 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Alma CA	**	**	4.4	8.4	3.6	3.8	2.2	3.0	3.4	4.5
Dolbeau-Mistassini CA	0.0	26.9	12.6	3.4	6.6	3.1	2.4	2.4	7.0	3.5
Roberval V	**	**	8.2	8.7	1.4	1.4	5.1	0.0	4.0	3.2
Saint-Félicien V	0.0	0.0	0.9	1.0	4.8	2.5	1.6	2.7	3.2	2.1

The following letter codes are used to indicate the reliability of the estimates:
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↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_7 Private Apartment Average Rents ($) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Alma CA	330	339	389	394	489	494	533	535	479	485
Dolbeau-Mistassini CA	299	329	361	365	453	446	477	486	438	435
Roberval V	329	338	365	371	466	480	531	544	454	466
Saint-Félicien V	364	366	392	403	498	492	574	605	482	488

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_7 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Alma CA	21	21	284	284	1,179	1,179	369	366	1,853	1,850
Dolbeau-Mistassini CA	12	11	116	118	374	371	87	89	589	589
Roberval V	6	8	111	112	309	310	80	80	506	510
Saint-Félicien V	21	21	112	110	290	291	65	78	488	500

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_7 Private Apartment Availability Rates (%) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Alma CA	**	**	11.6 c	18.5 c ↑	8.9 c	11.9 c ↑	6.2 c	11.1 c ↑	8.9 c	12.9 c ↑
Dolbeau-Mistassini CA	0.0 c	26.9 c ↑	14.4 c	3.4 b ↓	6.6 c	3.1 b ↓	4.8 c	2.4 c -	7.7 c	3.5 b ↓
Roberval V	**	**	8.2 c	8.7 c -	2.1 b	1.4 a -	5.1 b	0.0 a -	4.4 b	3.2 b -
Saint-Félicien V	4.8 c	0.0 a ↓	2.8 b	1.0 a ↓	6.2 c	2.5 b ↓	3.2 c	2.7 b -	5.0 b	2.1 a ↓

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1.1.5_7 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15
Alma CA	++	++	**	1.5 c	0.7 b	1.3 a	++	++	0.9 a	1.4 a
Dolbeau-Mistassini CA	++	**	2.8 c	++	3.3 c	++	1.7 c	++	2.5 b	++
Roberval V	++	2.6 c	++	4.0 d	4.0 b	++	2.3 c	2.3 d	2.2 a	1.3 a
Saint-Félicien V	3.4 d	**	++	2.8 c	++	2.4 c	1.7 c	++	0.6 b	2.2 a

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.1_8 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Joliette CA	**	**	**	4.2	1.9	3.8	2.1	4.2	2.9	4.1
Lachute CA	17.5	12.8	9.5	7.8	6.2	7.5	6.1	4.8	7.5	7.5
Mont-Laurier V	2.3	6.1	6.3	5.6	4.1	1.8	0.7	2.3	4.3	3.6
Prévost V	**	**	**	0.0	**	0.0	**	0.0	**	0.0
Rawdon MÉ	**	0.0	**	0.0	3.7	0.4	0.0	0.0	4.0	0.3
Saint-Agathe-des-Monts V	**	15.6	3.8	3.4	**	3.4	7.2	6.9	5.9	4.7
Saint-Lin--Laurentides V	**	0.0	4.1	**	5.2	4.2	**	0.0	4.6	3.9
Sainte-Adèle V	**	**	2.6	3.3	5.8	4.8	1.3	5.1	4.8	5.2
Sainte-Sophie MÉ	**	**	**	**	2.8	0.0	**	**	**	0.9

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_8 Private Apartment Average Rents ($) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Joliette CA	439	459	484	495	637	635	681	675	608	608
Lachute CA	406	407	463	476	574	592	609	634	543	559
Mont-Laurier V	361	373	421	437	518	526	569	581	478	490
Prévost V	**	**	556	558	818	760	920	897	750	730
Rawdon MÉ	454	372	439	448	580	601	587	653	545	568
Saint-Agathe-des-Monts V	399	412	489	500	619	655	731	723	584	606
Saint-Lin--Laurentides V	**	**	469	470	696	709	747	750	669	688
Sainte-Adèle V	433	433	537	541	630	640	679	687	599	605
Sainte-Sophie MÉ	**	**	486	500	545	672	813	839	562	653

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1.1.3_8 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Joliette CA	216	221	1,002	1,008	3,056	3,118	899	904	5,173	5,251
Lachute CA	40	39	232	264	518	553	131	133	921	989
Mont-Laurier V	94	90	382	379	489	493	140	138	1,105	1,100
Prévost V	1	5	31	49	71	101	32	53	135	208
Rawdon MÉ	14	13	89	89	245	313	55	54	403	469
Saint-Agathe-des-Monts V	27	47	218	231	424	492	96	109	765	879
Saint-Lin--Laurentides V	5	6	77	75	441	646	79	87	602	814
Sainte-Adèle V	34	31	180	200	288	339	88	88	590	658
Sainte-Sophie MÉ	5	4	16	18	40	96	12	11	73	129

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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.4_8 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Joliette CA	**	**	**	5.1	4.5	4.6	3.0	6.3	4.8	5.0
Lachute CA	20.0	17.9	12.5	10.9	10.8	12.7	12.2	9.7	11.8	12.0
Mont-Laurier V	3.5	6.1	8.5	7.8	7.4	2.3	6.7	2.3	7.4	4.6
Prévost V	**	**	**	**	**	**	**	**	**	11.2
Rawdon MÉ	**	0.0	**	1.2	4.9	3.4	**	**	6.5	2.7
Saint-Agathe-des-Monts V	**	17.8	10.8	4.4	8.4	6.7	12.0	9.8	9.7	7.2
Saint-Lin--Laurentides V	**	0.0	9.5	**	15.4	4.4	4.8	0.0	13.2	4.3
Sainte-Adèle V	**	**	6.5	4.9	13.2	7.7	3.9	8.9	10.0	7.7
Sainte-Sophie MÉ	**	**	**	**	5.6	11.3	**	**	4.8	12.1

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1.1.5_8 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15
Joliette CA	++	3.2 c	**	++	++	1.8 c	++	**	1.4 c	1.6 c
Lachute CA	1.3 a	0.2 a	3.5 c	1.4 a	1.8 b	2.1 a	1.2 a	1.4 a	1.9 a	1.6 a
Mont-Laurier V	++	++	1.3 a	2.5 b	2.6 c	1.4 a	1.0 a	0.6 b	1.8 b	1.5 a
Prévost V	**	**	1.1 d	2.4 c	++	++	++	++	++	++
Rawdon MÉ	++	++	++	++	3.8 d	2.5 c	++	**	2.8 c	**
Saint-Agathe-des-Monts V	++	**	++	++	++	++	++	++	1.3 c	++
Saint-Lin–Laurentides V	**	**	3.5 d	++	2.5 c	++	1.9 c	++	1.7 c	++
Sainte-Adèle V	**	**	++	**	0.7 b	1.6 c	++	++	1.2 a	1.5 c
Sainte-Sophie MÉ	**	**	**	++	**	++	**	3.1 d	++	**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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1.1.1_9 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Cowansville CA	13.3 c	11.4 c	6.3 c	4.3 c	2.4 c	4.5 b	6.1 c	4.8 c	4.4 c	4.7 b
Granby CA	**	**	4.2 c	1.3 c	1.6 c	1.0 c	**	2.6 c	2.4 c	2.1 c
Marieville V	**	**	0.0 b	4.4 c	1.3 c	1.3 c	0.0 b	0.0 a	0.9 c	1.8 b
Saint-Hyacinthe CA	**	**	4.2 c	5.9 c	2.6 c	2.8 c	**	3.2 c	3.4 c	4.2 c
Saint-Jean-sur-Richelieu CA	**	**	**	4.7 d	3.7 c	2.4 c	2.1 c	2.7 c	3.1 c	3.0 b
Salaberry-de-Valleyfield CA	**	**	4.3 c	3.4 c	2.5 c	1.7 c	4.0 c	5.0 c	3.5 c	2.7 c
Sorel-Tracy CA	7.6 b	8.0 b	7.6 b	9.7 b	4.4 a	4.8 a	3.9 a	3.6 a	5.0 a	5.6 a

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1.1.2_9 Private Apartment Average Rents ($) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Cowansville CA	374 a	383 b	446 a	451 a	573 a	567 a	611 a	613 a	549 a	547 a
Granby CA	385 a	400 b	536 a	523 a	601 a	614 a	729 a	731 a	595 a	594 a
Marieville V	463 a	488 b	486 a	509 a	628 a	648 a	655 a	662 a	596 a	614 a
Saint-Hyacinthe CA	403 b	391 b	484 a	490 a	577 a	593 a	672 a	674 a	562 a	575 a
Saint-Jean-sur-Richelieu CA	444 b	455 b	526 a	517 a	628 a	645 a	691 a	706 a	620 a	633 a
Salaberry-de-Valleyfield CA	428 a	366 b	475 a	474 a	598 a	611 a	635 a	653 a	560 a	574 a
Sorel-Tracy CA	354 a	366 a	440 a	444 a	530 a	539 a	595 a	607 a	517 a	525 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
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1.1.3_9 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Cowansville CA	47	50	403	404	902	905	398	409	1,750	1,768
Granby CA	349	340	1,955	1,952	4,511	4,634	918	948	7,733	7,874
Marieville V	48	45	161	155	465	439	95	101	769	740
Saint-Hyacinthe CA	395	395	1,560	1,631	3,448	3,463	1,345	1,390	6,748	6,879
Saint-Jean-sur-Richelieu CA	288	289	1,410	1,415	4,349	4,384	2,021	2,048	8,068	8,136
Salaberry-de-Valleyfield CA	122	85	584	630	1,254	1,265	332	346	2,292	2,326
Sorel-Tracy CA	77	75	573	595	1,931	1,995	374	362	2,955	3,027

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1.1.4_9 Private Apartment Availability Rates (%) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
Cowansville CA	13.3 d	11.4 d	11.1 c	14.6 c	8.4 c	11.5 c	11.2 c	14.1 c	9.8 c	12.8 c
Granby CA	**	**	**	3.9 d	3.9 c	3.9 c	5.8 c	**	4.9 c	5.5 c
Marieville V	4.8 d	5.1 d	2.1 c	9.6 c	2.6 c	13.0 c	1.1 a	9.9 c	2.4 b	11.3 c
Saint-Hyacinthe CA	**	**	**	**	5.4 c	9.8 c	4.5 c	**	6.1 c	11.4 c
Saint-Jean-sur-Richelieu CA	**	**	4.8 d	**	5.7 c	4.9 c	5.2 c	**	5.5 b	5.7 c
Salaberry-de-Valleyfield CA	**	**	6.5 c	10.4 c	6.2 c	12.8 c	**	12.8 c	6.7 c	12.0 c
Sorel-Tracy CA	7.6 c	13.9 c	11.1 c	13.8 c	7.9 c	8.5 c	8.3 c	10.6 c	8.5 c	9.9 c

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1.1.5_9 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15
Cowansville CA	**	3.7 d	2.5 c	1.6 d	3.3 d	0.4 d	++	1.4 a	2.6 b	0.8 a
Granby CA	++	**	**	++	4.0 d	1.3 a	1.5 c	1.0 a	4.6 d	++
Marieville V	++	++	++	2.8 c	++	3.1 d	++	2.1 c	1.3 d	2.9 b
Saint-Hyacinthe CA	++	**	++	++	++	2.5 d	4.0 d	++	++	++
Saint-Jean-sur-Richelieu CA	++	++	++	++	4.9 d	++	4.4 d	++	3.5 d	++
Salaberry-de-Valleyfield CA	++	++	**	++	++	1.2 a	1.9 c	++	**	0.8 d
Sorel-Tracy CA	1.4 a	2.1 d	1.0 d	1.8 d	0.8 a	2.6 a	++	0.7 b	1.0 a	2.5 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.1_10 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Mauricie										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
La Tuque City	**	**	15.3 d	12.6 c	4.0 c	5.9 c	2.2 c	5.3 c	6.8 b	7.7 b
Shawinigan CA	**	**	10.9 d	**	6.5 b	5.1 c	4.5 c	7.8 c	6.9 b	6.7 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_10 Private Apartment Average Rents ($) by Bedroom Type Québec – Mauricie										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
La Tuque City	314 a	322 a	359 a	363 a	415 a	423 a	482 a	484 a	410 a	416 a
Shawinigan CA	308 b	326 b	372 a	373 a	458 a	456 a	491 a	496 a	446 a	449 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_10 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
La Tuque City	15	15	209	222	350	337	147	147	721	721
Shawinigan CA	75	85	897	909	2,642	2,775	1,344	1,341	4,958	5,110

** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_10 Private Apartment Availability Rates (%) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15	Apr-14	Apr-15
La Tuque City	**	**	20.2 c	14.8 c	8.3 c	7.8 c	7.3 c	6.9 c	11.3 c	9.5 c
Shawinigan CA	**	**	18.6 c	12.6 c	11.4 c	9.0 c	9.6 c	9.0 c	12.4 c	9.7 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_10 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15	Apr-13 to Apr-14	Apr-14 to Apr-15
La Tuque City	**	2.1	3.0 c	1.0 a	0.5 b	0.7 b	0.9 a	0.9 a	1.5 a	0.7 a
Shawinigan CA	++	++	++	1.2 d	3.1 d	2.1 d	2.2 c	2.9 d	2.4 b	1.9 c

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented in this publication is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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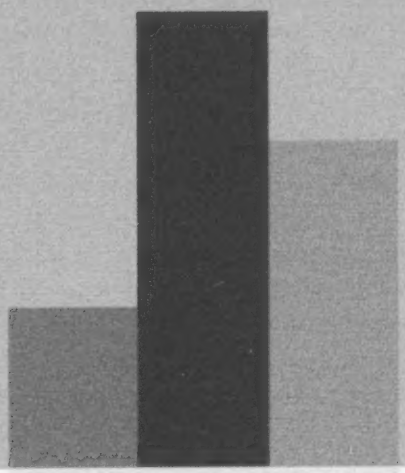

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- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
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